

**Kershaw County Planning and Zoning Commission
Regular Session Minutes – September 10, 2018, 5:30 PM
County Council Chambers
515 Walnut Street, Camden, SC 29020**

Members in Attendance: Claude Eichelberger, George Harkins, Beth Smith, Kevin Scharf, and Kate Denton, Gary Whitlock, and Curtis Blackmon

Staff in Attendance: Michael Conley, and Rhonda Darity

Call to Order

The Chairman, Claude Eichelberger, called the meeting to order at 5:30 PM.

Approval of Minutes

Kevin Scharf made a motion that the minutes of the August 13, 2018 regular meeting be approved. The motion was seconded by Gary Whitlock, and all voted in favor.

Major Subdivision Sketch Plan Review for 1240 Chestnut Road Case# 18-05

In giving his staff report, Michael Conley informed the Commission that the applicant, Cascata Development, LLC, is proposing a subdivision of 29 single family residential lots for this 31.91 acre parcel. Staff has reviewed the proposed subdivision. The proposal generally meets the minimum subdivision standards set forth by the ZLDR. Staff does believe the presented plan places too much of an emphasis on public tax dollars to maintain a road with so many encroachments when it can be avoided. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The developer is showing sidewalks and street lighting on the submitted sketch plans. Staff will discuss lot 16 and the two open area lots as not meeting our minimum subdivision standards. Staff recommends approval of the proposed sketch plan by the Planning and Zoning Commission with conditions. After a brief discussion the Chairman called for a motion. George Harkins made a motion that the Planning and Zoning Commission approve the proposed sketch plan with the following considerations: Approval by the SCDOT of the encroachment permits. The preliminary and final plats meet all appropriate requirements, reviewed by staff, and found complete per ZLDR 5:2.4. The landscape buffers meet the ZLDR requirements. Any further development may require a traffic impact study per SCDOT or traffic management plan for Kershaw County. Additional development on this parent parcel would also require the approval of the Kershaw County Planning and Zoning Commission. The motion was seconded by Kate Denton, and all voted in favor.

Major Subdivision Sketch Plan Review for Lachicotte Road and Medfield Road Case# 18-06

Mr. Conley informed the Commission that the applicant, Charles Manning, is proposing a subdivision of 4 single family residential parcels. This is 4 acres of the larger parcel of the Lugoff Farms subdivision. Staff agrees that the submitted 4 acres meet the minimum standards required in the Kershaw County Zoning and Land Development Regulations, and is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. However, all of the development as a whole, this tract of land is doing more harm than good. This could be setting an alarming precedent. There are 900 plus more acres in this tract of land. Staff does not recommend approval of the sketch plan, as presented, to the Commission. Staff has concerns with the lack of dialogue between the developer and SCDOT, lack of common space, and lighting for safety or sidewalks for increased connectivity. If the Commission is inclined to approve the plan as submitted, staff would request the approval be conditional on the items discussed.

Charles Manning, Acting Manager for Lugoff Farms, informed the Commission that the family has no plans to subdivide more lots. They are only looking at the next two years. They want to do two lots this year and two lots next year. They are applying for all four lots at one time. It is very private family land. They have no plans

Kershaw County



2018

whatsoever to cut out anymore lots in the next 5, 10 or 20 years. They are just trying to generate enough revenue to pay some taxes.

After discussion the Chairman called for a motion. Kevin Scharf made a motion to approve the sketch plan with the following conditions: Approval of engineering plans by the Kershaw County Engineer; Encroachment permits for ingress/egress onto each individual lot be approved by SCDOT regional office prior to preliminary plan approval. If the SCDOT conditions require a major site plan reconfiguration, then the developer would be forced to return to the Planning Commission for another approval; Sidewalks and lighting be added for connectivity and safety; Acceptance by Kershaw County Utilities into the sewer system; Further future development may require a traffic impact study per SCDOT or traffic management plan for Kershaw County; Additional approvals by staff must meet all Kershaw County's Zoning and Land Development Regulations (ZLDR). The motion was seconded by Gary Whitlock, and all voted in favor. Mr. Harkins expressed his concerns about planning for the future, in respect to comments made by Mr. Conley during open comments.

Major Subdivision Sketch Plan Review for Walnut Grove Subdivision Case# 18-07

Mr. Conley informed the Commission that the proposed subdivision is for a 44.64 acre parcel to include 80 single family residential parcels, at 2608 Watson Street. The request is within compliance of the goals of the Comprehensive Plan and Future Land Use Map. The submitted sketch plan does include sidewalks and lighting. Staff recommends that the Planning and Zoning Commission approve the proposed Sketch Plan, as presented, to include any conditions placed upon the applicant by the Commission. Any and all proposed preliminary plans and final plats will need to meet the minimum requirements site forth by the ZLDR. After a brief discussion the Chairman called for a motion. George Harkins made a motion to approve the sketch plan with the following conditions: Approval of the engineering plans by the Kershaw County Engineer (Stormwater); Encroachment permits for ingress/egress approved by SCDOT regional office prior to preliminary plan approval. If the SCDOT conditions require a major site plan reconfiguration, the developer will be required to return to the Planning Commission for approval; Acceptance by the Kershaw County utilities into the sewer system; Additional approvals by staff must meet all Kershaw County's Zoning and Land Development Regulations. The motion was seconded by Kate Denton, and all voted in favor.

Review of the Flood Damage Prevention Ordinance

Mr. Conley informed the Commission that Council has taken up the Flood Damage Prevention Ordinance, and we wanted to give the Planning Commission a chance to comment on the ordinance. Kershaw County is in the National Flood Insurance Program (NFIP). It is administered by FEMA and it is also administered by the Department of Natural Resources. Being in the program offers flood insurance discounts to our residents who carry flood insurance. We have to maintain a flood damage prevention ordinance and we have to abide by that ordinance. FEMA revised the county's flood maps, and with the adoption of the new flood maps, we have to adopt the updated ordinance. After a brief discussion of the changes with the new maps, the Chairman called for a motion. Curtis Blackmon made a motion to approve the Flood Damage Prevention Ordinance as presented. The motion was seconded by George Harkins, and all voted in favor.

Adjournment

At 6:37 PM, the Chairman called for a motion to adjourn. The motion was made by Gary Whitlock. Seconded by George Harkins, and all voted in favor.

Respectfully submitted,

Rhonda Darity

Rhonda Darity
Secretary

